

S:\10445021-Miller Farm Pineville (Dan Ryan)\DWG\Sheet\Re zoning\45021-C100-SITE.dwg | Plotted on 12/10/2021 10:44 AM | by Anna Dale

MILLER FARM

CONDITIONAL REZONING PLAN

PINEVILLE, NORTH CAROLINA

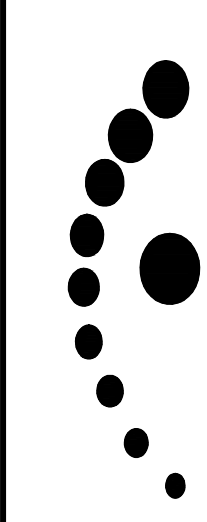


VICINITY MAP

SCALE: 1" = 1,000'

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TIMMONS GROUP



YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
PINEVILLE, NORTH CAROLINA

COVER

JOB NO.
45021

SHEET NO.
RZ-000

DR3

DRB GROUP

227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE

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TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
06/18/2021	REVISED PER COMMENTS
08/04/2021	REVISED PER COMMENTS
12/10/2021	REVISED PER COMMENTS
-	-
-	-
-	-

DATE
09/08/2021

DRAWN BY
K. BRADLEY

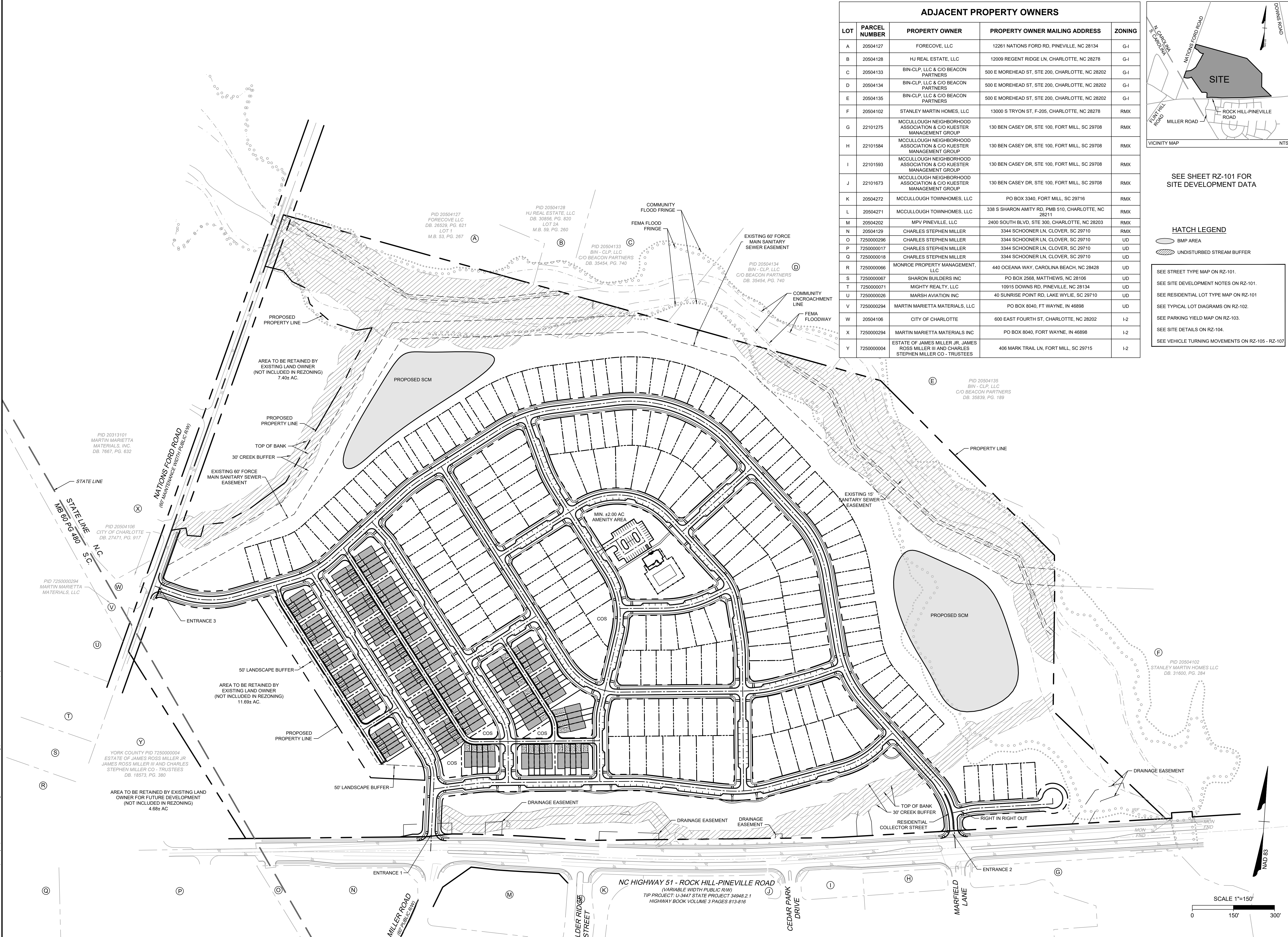
DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

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ADJACENT PROPERTY OWNERS				
LOT	PARCEL NUMBER	PROPERTY OWNER	PROPERTY OWNER MAILING ADDRESS	ZONING
A	20504127	FORECOVE, LLC	12261 NATIONS FORD RD, PINEVILLE, NC 28134	G-I
B	20504128	HJ REAL ESTATE, LLC	12009 REGENT RIDGE LN, CHARLOTTE, NC 28278	G-I
C	20504133	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-I
D	20504134	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-I
E	20504135	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-I
F	20504102	STANLEY MARTIN HOMES, LLC	13000 S TRYON ST, F-205, CHARLOTTE, NC 28278	RMX
G	22101275	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
H	22101584	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
I	22101593	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
J	22101673	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
K	20504272	MCCULLOUGH TOWNHOMES, LLC	PO BOX 3340, FORT MILL, SC 29716	RMX
L	20504271	MCCULLOUGH TOWNHOMES, LLC	338 S SHARON AMITY RD, PMB 510, CHARLOTTE, NC 28211	RMX
M	20504202	MPV PINEVILLE, LLC	2400 SOUTH BLVD, STE 300, CHARLOTTE, NC 28203	RMX
N	20504129	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	RMX
O	7250000296	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
P	7250000017	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
Q	7250000018	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
R	7250000066	MONROE PROPERTY MANAGEMENT, LLC	440 OCEANA WAY, CAROLINA BEACH, NC 28428	UD
S	7250000067	SHARON BUILDERS INC	PO BOX 2568, MATTHEWS, NC 28106	UD
T	7250000071	MIGHTY REALTY, LLC	10915 DOWNS RD, PINEVILLE, NC 28134	UD
U	7250000026	MARSH AVIATION INC	40 SUNRISE POINT RD, LAKE WYLIE, SC 29710	UD
V	7250000294	MARTIN MARIETTA MATERIALS, LLC	PO BOX 8040, FT WAYNE, IN 46898	UD
W	20504106	CITY OF CHARLOTTE	600 EAST FOURTH ST, CHARLOTTE, NC 28202	I-2
X	7250000294	MARTIN MARIETTA MATERIALS INC	PO BOX 8040, FORT WAYNE, IN 46898	I-2
Y	7250000004	ESTATE OF JAMES MILLER JR, JAMES ROSS MILLER III AND CHARLES STEPHEN MILLER CO - TRUSTEES	406 MARK TRAIL LN, FORT MILL, SC 29715	I-2

VICINITY MAP

SEE SHEET RZ-101 FOR SITE DEVELOPMENT DATA

HATCH LEGEND

BMP AREA

UNDISTURBED STREAM BUFFER

SEE STREET TYPE MAP ON RZ-101.

SEE SITE DEVELOPMENT NOTES ON RZ-101.

SEE RESIDENTIAL LOT TYPE MAP ON RZ-101.

SEE TYPICAL LOT DIAGRAMS ON RZ-102.

SEE PARKING YIELD MAP ON RZ-103.

SEE SITE DETAILS ON RZ-104.

SEE VEHICLE TURNING MOVEMENTS ON RZ-105 - RZ-107.

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DRB GROUP

Prepared by: Joe Perry

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CONDITIONAL REZONING PLAN OVERALL

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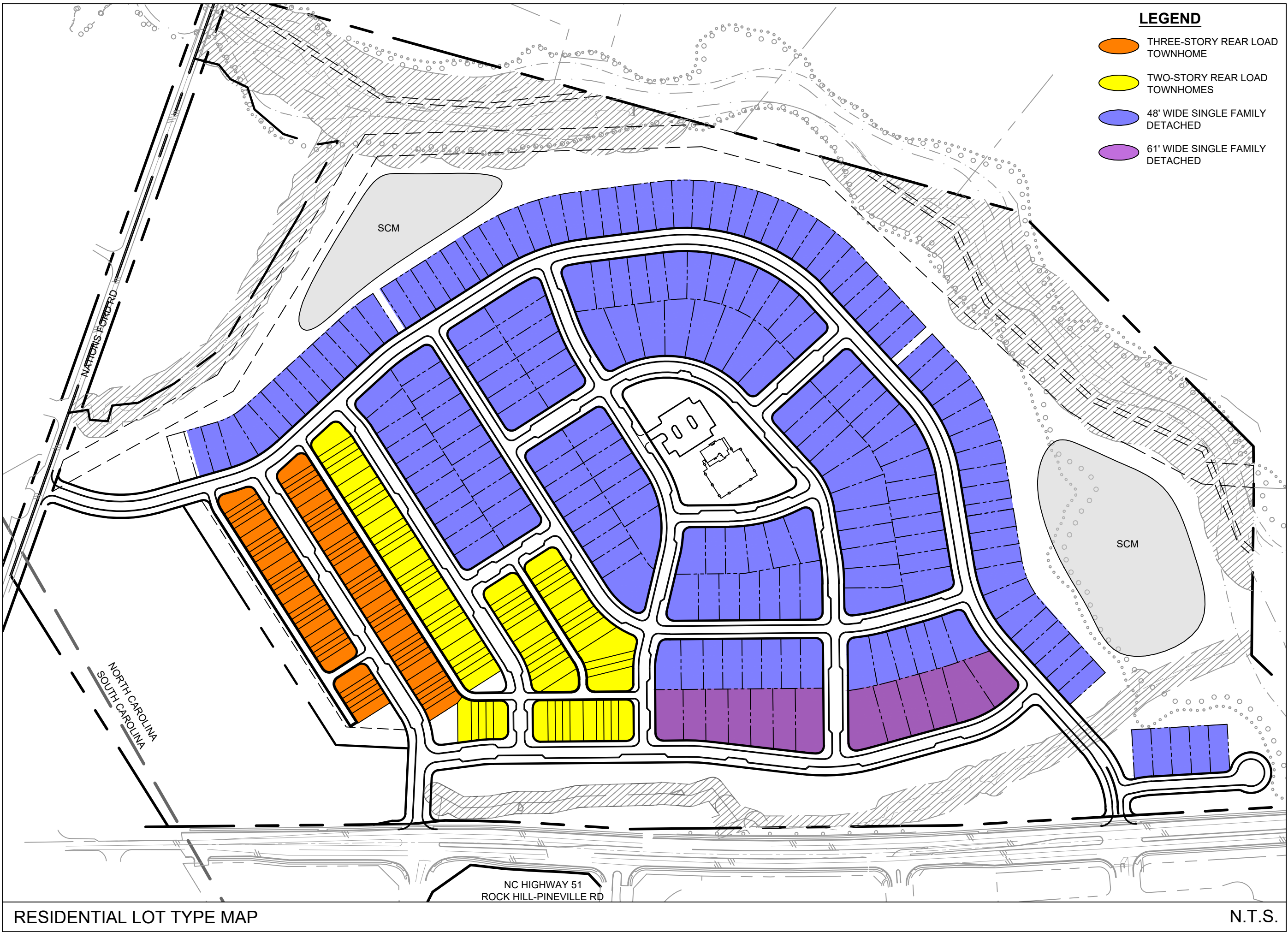
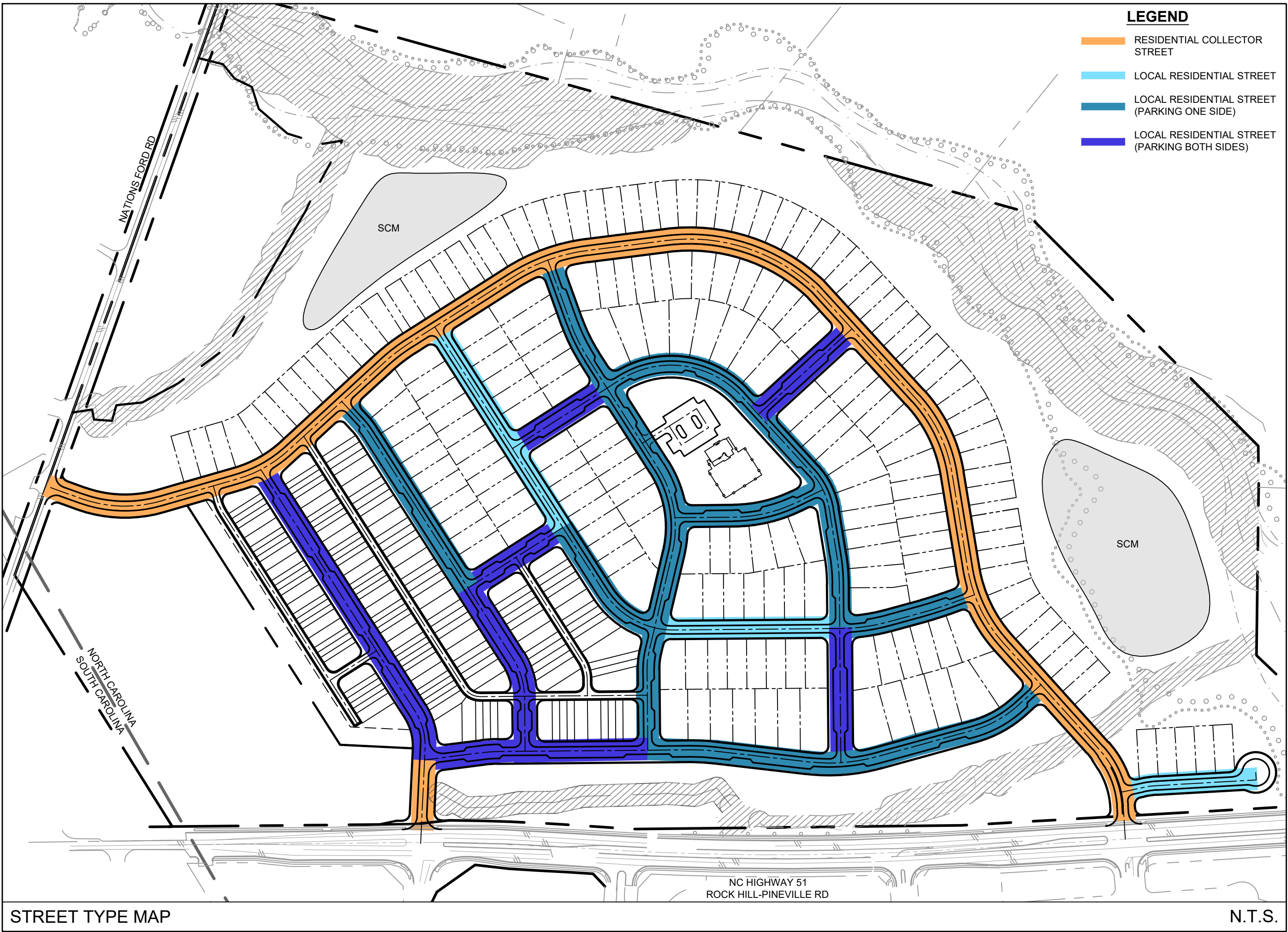
45021

SHEET NO.

RZ-100

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REZONING NOTES:

- GENERAL PROVISIONS:**
- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PLAN FILED BY DRB GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL MIXED-USE PROJECT ON APPROXIMATELY 116.46± ACRES SITE LOCATED ALONG ROCK HILL-PINEVILLE ROAD (THE "SITE").
- b. **ZONING DISTRICTS / ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE "ORDINANCE").
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, AMENITY AREA, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENTAL MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL REZONING PLAN WILL BE REVIEWED AND APPROVED.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTIONS PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS.
- d. **NUMBER OF RESIDENTIAL BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF RESIDENTIAL LOTS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 300. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO: A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOs, TRELLISES, STORAGE BUILDINGS, CLUBHOUSE.
- 2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
- a. THE SITE MAY BE DEVELOPED WITH UP TO 343 RESIDENTIAL LOTS TOGETHER WITH ACCESSORY USES ALLOWED IN THE RMX ZONING DISTRICT.
- 3. ACCESS AND TRANSPORTATION:**
- a. ACCESS TO THE SITE WILL BE FROM ROCK HILL-PINEVILLE ROAD (HIGHWAY 51) AND NATIONS FORD RD IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
- b. THE PETITIONER WILL PROVIDE A SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
- c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
- e. STREET TYPES ARE PROVIDED ON SHEET RZ-101 INSET MAP.
- f. ALLEYS MAY BE PUBLIC OR PRIVATE AND WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE.
- g. STOP SIGNS SHALL BE PROVIDED AT ROAD INTERSECTIONS AS DETERMINED BY THE TOWN DURING THE CONSTRUCTION DOCUMENT REVIEW PHASE.
- h. OFF-SITE ROAD IMPROVEMENTS WILL BE PER RECOMMENDATIONS / REQUIREMENTS OF THE TRAFFIC STUDY PREPARED BY TIMMONS GROUP AND APPROVED BY NCDOT / TOWN OF PINEVILLE.
- i. UTILITY SERVICES, ADA RAMPS, AND CATCH BASINS / TRANSITIONS ARE NOT ALLOWED IN DRIVEWAYS.
- j. DETAILED DESIGN OF ROUND-A-BOUT TO BE FINALIZED DURING CONSTRUCTION DOCUMENT PHASE.
- 4. STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:**
- a. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF PUBLIC STREETS, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.
- b. REQUIRED BUFFER PLANTING WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- c. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN ORDINANCE ALONG INTERNAL STREET NETWORK AND NATIONS FORD ROAD.
- d. LIGHTING WILL BE PROVIDED ALONG INTERNAL STREETS AS REQUIRED BY THE TOWN ORDINANCE.
- e. AMENITY AREA MAY INCLUDE POOL, CABANA, CHILDREN'S PLAY AREA, AND OTHER MENITIZED FEATURES. THE SPECIFIC LAYOUT OF FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT / PERMITTING PHASE.
- f. ENTRANCE MONUMENTATION MAY BE PLACED WITHIN THE SETBACKS / BUFFERS BUT NOT THE PUBLIC RIGHT-OF-WAY.
- 5. STORMWATER / UTILITY:**
- a. THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- c. ALL UTILITIES WITHIN THE SITE SHALL BE PLACED UNDERGROUND.
- 6. SIGNAGE:**
- a. AS ALLOWED BY THE RMX ZONING DISTRICTS.
- 7. AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:**
- a. FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.
- 8. BINDING EFFECT OF THE CONDITIONAL SITE PLAN:**
- a. IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DEVELOPMENT DATA:

TAX PARCEL:	20504114 (135.55± ACRES)
	(19.09± AC. IS NOT BEING REZONED AND WILL RETAIN EXISTING ZONING R-44)
ACREAGE TO BE REZONED	116.46± ACRES
EXISTING ZONING:	R-44
EXISTING USE:	AGRICULTURAL
PROPOSED ZONING:	RMX (RESIDENTIAL MIXED USE)
PROPOSED USES:	RESIDENTIAL MIXED USE
PROPOSED DENSITY:	(343 LOTS / 116.46± ACRES) = 2.95 DUA
TOTAL LOTS:	343
TOWNHOME LOTS:	139 (40.5% OF TOTAL LOTS)
TWO-STORY REAR LOADED*	71 (20.7% OF TOTAL LOTS)
THREE-STORY REAR LOADED*	68 (19.8% OF TOTAL LOTS)
SINGLE FAMILY LOTS:	204 (59.5% OF TOTAL LOTS)
48' WIDE*	191 (55.7% OF TOTAL LOTS)
61' WIDE*	13 (3.8% OF TOTAL LOTS)
* SEE SHEET RZ-102 FOR TYPICAL LOT DIAGRAMS	
MINIMUM LOT SIZE PROVIDED:	
TOWNHOME LOTS	1,600 SF
SINGLE FAMILY LOTS	5,700 SF
FRONT SETBACK:	20'
CORNER SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	10'
ACCESSORY STRUCTURE SETBACK:	5'
REQUIRED OPEN SPACE:	29.12± AC. (25%)
PROVIDED OPEN SPACE:	29.12± AC. (25%)
MIN. AMENITY AREA PROVIDED:	2.00 AC.

WATER QUALITY BUFFER MITIGATION NOTES:

- APPROXIMATELY 5.2± ACRES OF PCCO BUFFER TO BE DISTURBED FOR DEVELOPMENT.
- MITIGATION OF BUFFER DISTURBANCE TO BE PER SECTION 6.1.1 OF CHARLOTTE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES:

LEVEL 1 REVEGETATION ALLOWS FOR DENSER PLANTING OF SMALLER TREES ON LARGER SITES. AS SUMMARIZED IN TABLE 3 ABOVE, LEVEL 1 REVEGETATION IS ALLOWED FOR ALL VOLUNTARY BUFFER REVEGETATION AND FOR REVEGETATION ASSOCIATED WITH AUTHORIZED DISTURBANCES OF S.W.I.M. AND POST-CONSTRUCTION BUFFERS PROVIDED THE DISTURBED AREA IS GREATER THAN 10,000 SQUARE FEET. LEVEL 1 REVEGETATION IS NOT ALLOWED FOR REVEGETATION ASSOCIATED WITH ILLEGAL BUFFER DISTANCES AND AUTHORIZED DISTURBANCES OF WATER QUALITY WATERSHED, GOOSE AND SIX MILE BUFFERS. THE FOLLOWING CRITERIA APPLY TO A LEVEL 1 REVEGETATION.

 - TREE REQUIREMENTS:
 - 10 TREES MUST BE PLANTED FOR EVERY 1,000 SQUARE FEET (100 SQUARE FEET PER TREE OR 436 TREES PER ACRE)
 - TREES MAY BE LIVE STAKES OR DORMANT CUTTINGS FROM THE PREVIOUS SEASON'S GROWTH. LIVE STAKES MUST BE A MINIMUM OF 3/4 INCH IN DIAMETER AND 3 FEET LONG. DORMANT CUTTINGS MUST BE A MINIMUM OF 1/2 INCH IN DIAMETER AND 2 FEET LONG.
 - 40% TO 60% OF THE TREES MUST BE UNDERSTORY SPECIES.
 - NO GREATER THAN 10% OF THE TREES CAN BE PINES.
 - SHRUB REQUIREMENTS:
 - 20% OF THE AREA TO BE REVEGETATED CAN BE PLANTED IN SHRUBS INSTEAD OF TREES AT A DENSITY OF 30 SHRUBS FOR EVERY 1,000 SQUARE FEET (33 SQUARE FEET/SHRUB OR 1,307 SHRUBS PER ACRE).
 - SHRUBS MUST BE CONTAINERIZED OR BARE ROOT STOCK.
 - SHRUBS MUST BE PLANTED IN GROUPS MORE DENSELY AROUND THE OUTER EDGES OF THE BUFFER TO PREVENT LIGHT PENETRATION AND RECOLONIZATION BY INVASIVE SPECIES.
 - GROUND COVER REQUIREMENTS:
 - ACHIEVE 100% GROUND COVER OF ALL EXPOSED SOIL (NO BARE AREAS LARGER THAN ONE SQUARE FOOT) USING NATIVE SEED SPECIES, GRASS-LIKE PLANTS, AND FORBS (FROM THE APPROVED PLANT LIST IN APPENDIX 15); OR MULCH IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - WHEN MULCH IS USED AS THE GROUND COVER OPTION, IT MUST BE MAINTAINED FOR A MINIMUM OF TWO (2) YEARS AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OF CHIPPED WOOD OR LEAF MOULD. SAWDUST, PINE/WHEAT STRAW OR PINE BARK CANNOT BE USED.
 - MULCH MUST BE MAINTAINED AROUND THE BASES OF ALL TREES AND SHRUBS FOR A MINIMUM FIVE (5) YEARS FOLLOWING PLANTING AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OR CHIPPED WOOD OR LEAF MOULD. SAWDUST, PINE/WHEAT STRAW AND PINE BARK CANNOT BE USED.
 - ADDITIONAL REQUIREMENTS:
 - ALL TREES AND SHRUBS MUST BE MAINTAINED IN PERPETUITY AND REPLACED AS NECESSARY TO ENSURE THAT THE ORIGINAL PLANTING DENSITY IS MAINTAINED.
 - THE USE OF TREE SHELTERS IS STRONGLY RECOMMENDED TO PROTECT AGAINST DEER GRAZING AND MOWER DAMAGE.
 - EROSION WITHIN THE BUFFER IS STRICTLY PROHIBITED. IF MULCH IS NOT SUFFICIENT TO PREVENT EROSION, A VEGETATIVE GROUND COVER IS REQUIRED.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
PINEVILLE, NORTH CAROLINA

SITE NOTES

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DRB

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Prepared by: Joe Perry

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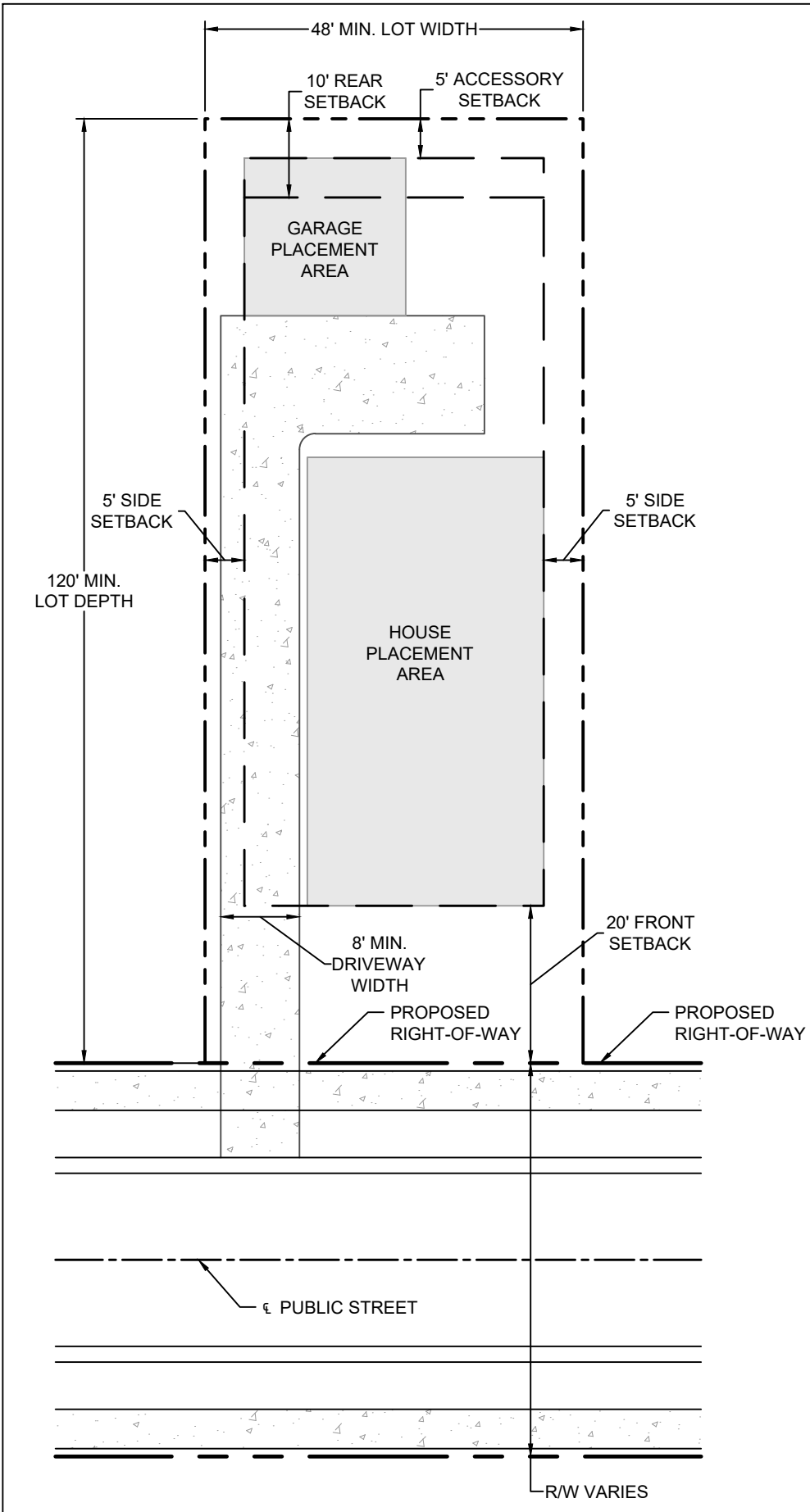
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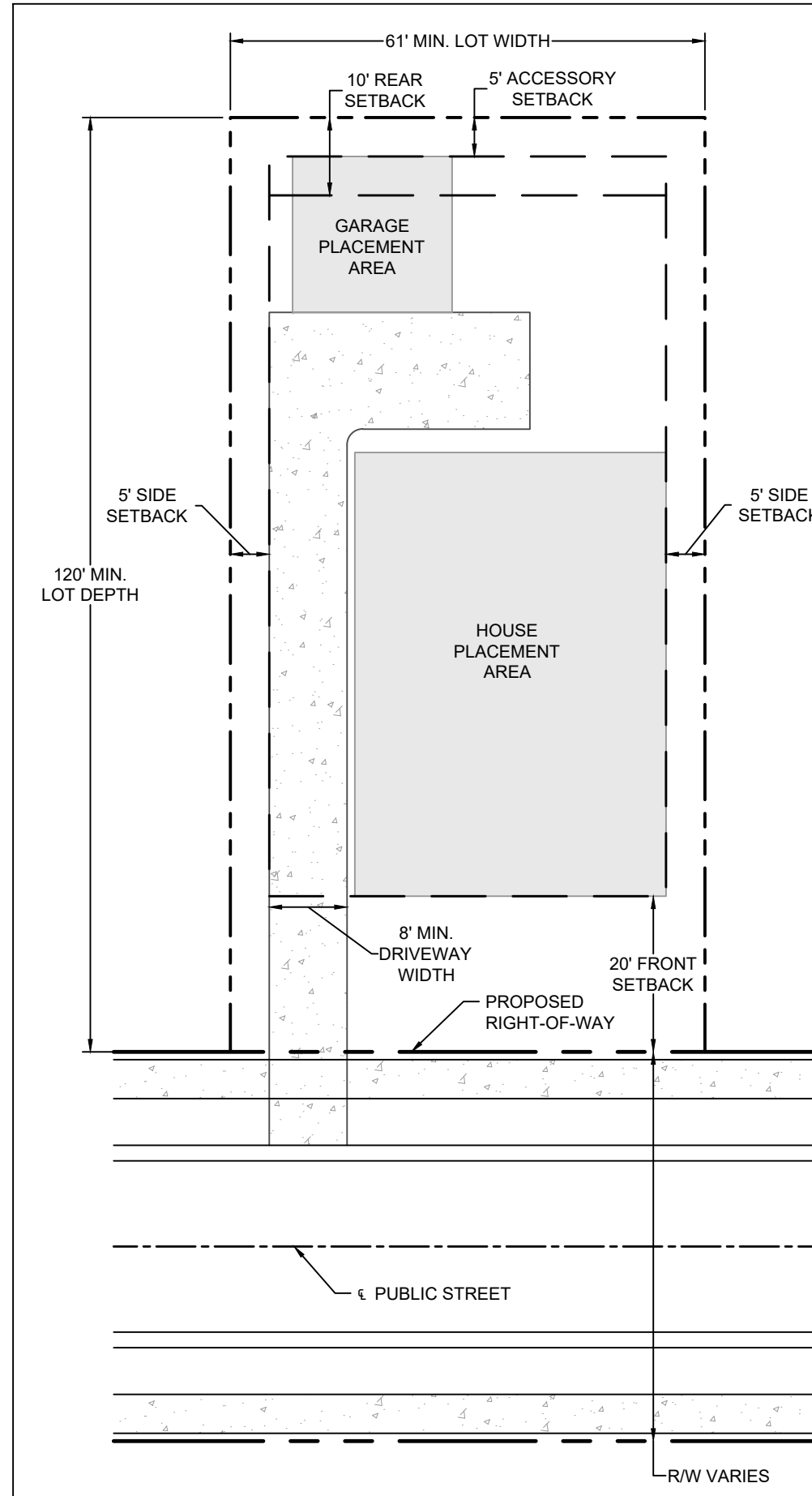
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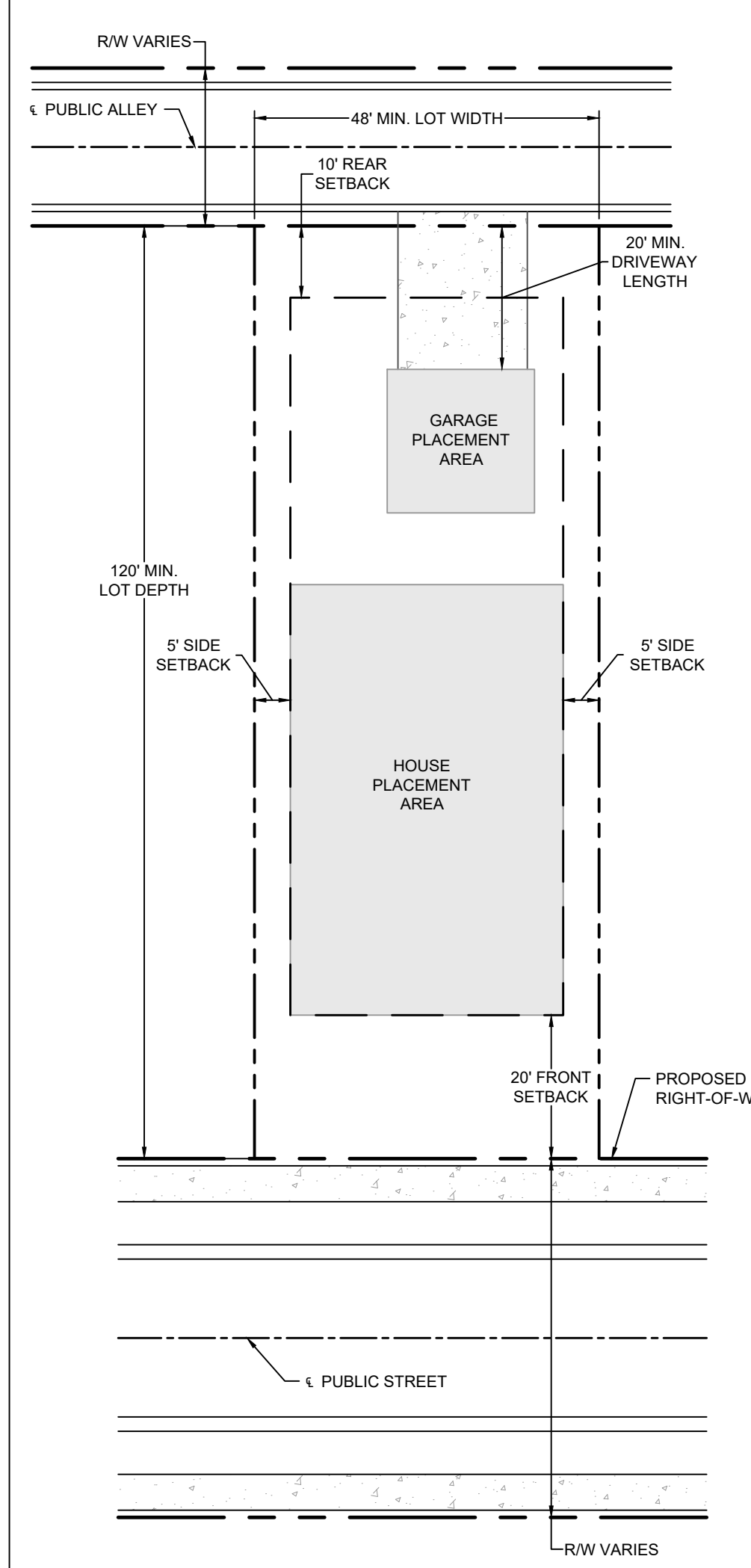
SINGLE FAMILY DETACHED 48' WIDE
FRONT LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'



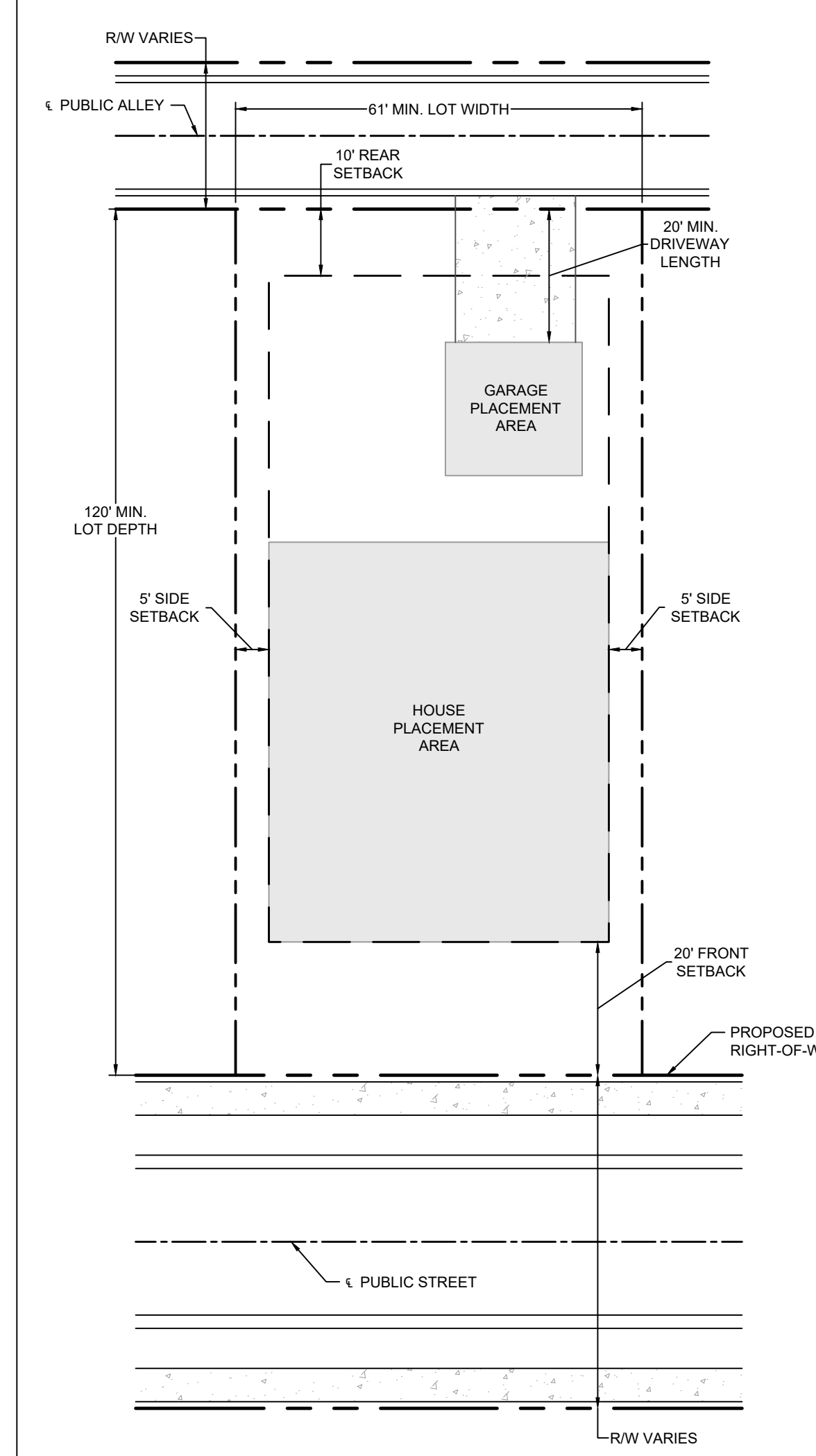
SINGLE FAMILY DETACHED 61' WIDE
FRONT LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'



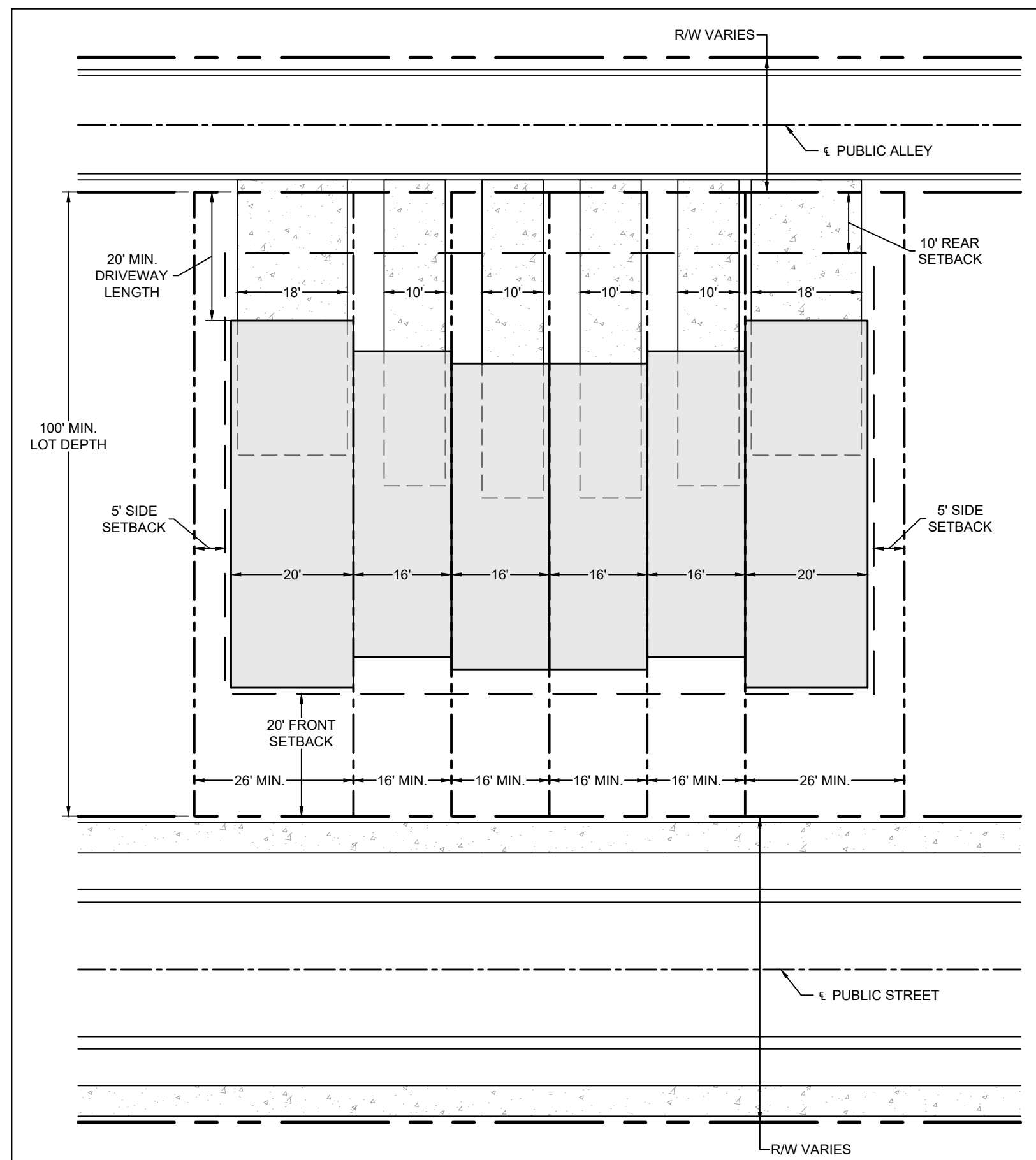
SINGLE FAMILY DETACHED 48' WIDE
ALLEY LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'



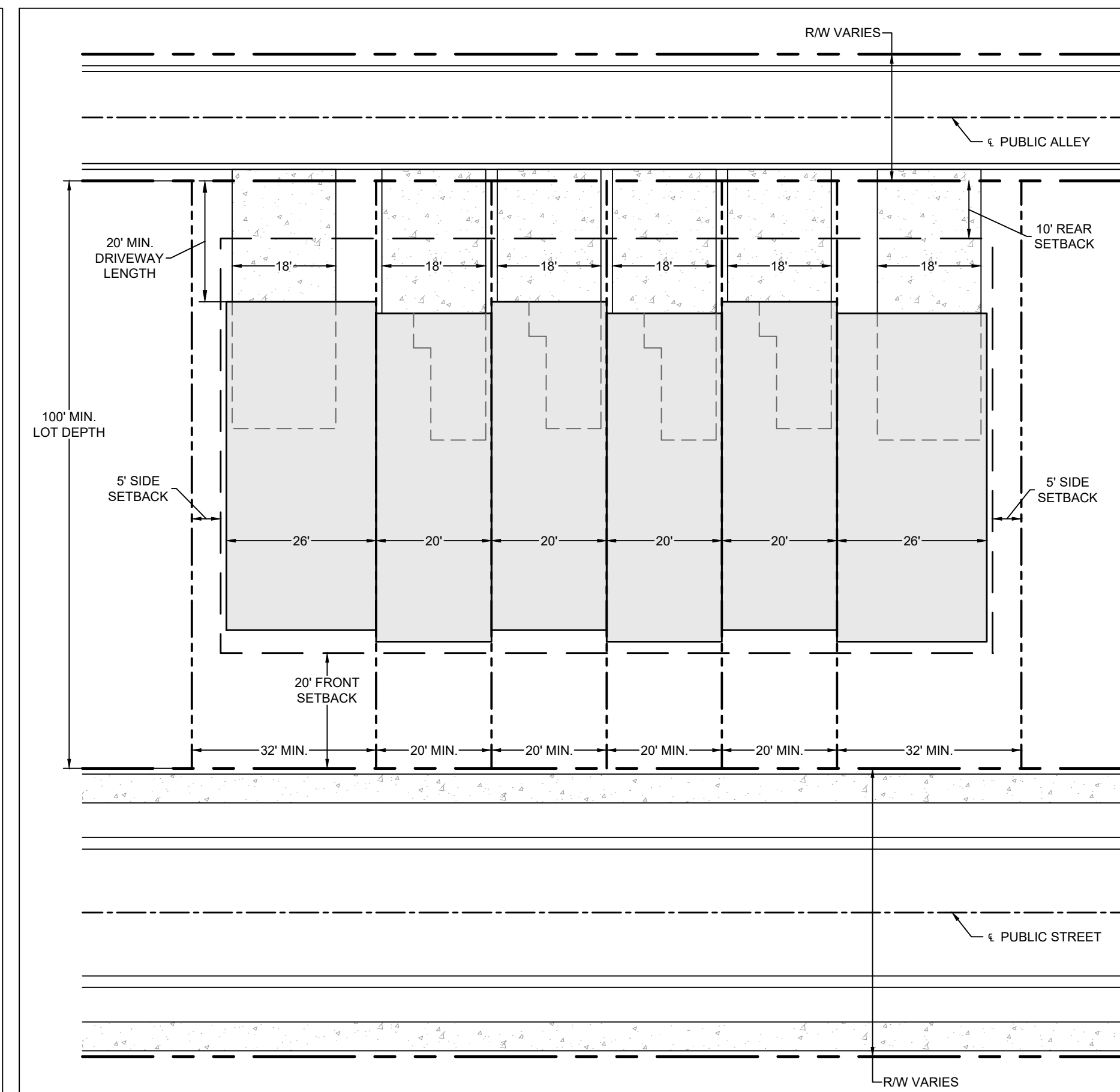
SINGLE FAMILY DETACHED 61' WIDE
ALLEY LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'



SINGLE FAMILY TOWNHOME -
THREE-STORY REAR LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'



SINGLE FAMILY TOWNHOME -
TWO-STORY REAR LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'

ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL PROVISIONS

HOUSE VARIETY

- FOR SINGLE-FAMILY DETACHED HOMES, SIMILAR HOUSE PLANS OR ELEVATIONS ARE PERMITTED ON LOTS IF THEY VARY IN COLOR, CONTAIN VARIATIONS TO THE DETAILING AND MATERIAL AND ARE NOT LOCATED WITHIN 3 HOUSES OF EACH OTHER ON THE SAME STREET AND WITHIN 3 HOUSES ACROSS THE STREET.

HEIGHT OF HOUSES

- NO DETACHED OR ATTACHED SINGLE-FAMILY RESIDENTIAL STRUCTURE ERECTED UPON A LOT SHALL CONTAIN MORE THAN THREE AND ONE HALF (3-1/2) STORIES ABOVE GROUND LEVEL OUTSIDE OF THE FRONT DOOR. A FLOOR AREA GREATER THAN 50% OF THE BUILDING FOOTPRINT SHALL BE CONSIDERED A SECOND STORY FOR PURPOSES OF THIS PROVISION.
- THE FIRST-FLOOR CLEAR CEILING HEIGHT SHALL BE NINE (9) FOOT MINIMUM AND THE SECOND-FLOOR CEILING SHALL BE EIGHT (8) FOOT MINIMUM FOR ALL DWELLING TYPES.

LOT WIDTHS

- MINIMUM LOT WIDTH FOR SINGLE-FAMILY DETACHED IS 40' MEASURED ALONG PROPERTY LINE.
- MINIMUM LOT WIDTH FOR SINGLE-FAMILY ATTACHED HOUSING (TOWNHOMES) IS 16'.

EXTERIOR ARCHITECTURAL FEATURES

FOUNDATIONS

- FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
- THE FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE FINISH GRADE OF THE PUBLIC SIDEWALK FRONTING THE UNIT SO THAT EACH UNIT HAS AT LEAST ONE STEP BETWEEN THE FRONT PORCH/STOOP AND THE LEAD WALK.
- ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE COAT THAT BLENDS WITH THE OVERALL HOUSE COLOR.

EXTERIOR WALL FINISHES

- CAREFUL ATTENTION MUST BE MADE TO ENSURE THE BUILT PRODUCT IS NOT CLUTTERED WITH TOO MANY DIFFERENT EXTERIOR WALL MATERIALS. GENERALLY SPEAKING, HOMES MUST NOT CONTAIN MORE THAN ONE MASONRY AND TWO SIDING MATERIALS. FOR EXAMPLE, A HOME MIGHT CONTAIN A BRICK PORTION ON THE FRONT ELEVATION, OVERALL HORIZONTAL SIDING AND AN ELEMENT OF BOARD AND BATTEN SIDING.
- ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
 - BRICK VENEER
 - STONE VENEER, INCLUDING CULTURED STONE VENEER
 - FIBER-CEMENT SIDING ('HARDI-PLANK' OR SIMILAR)
- VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.
- SHAKE/SHINGLE SIDING
- SIDING MUST ABUT TRIM AT CORNERS AND AROUND WINDOWS/DOORS.
- EXPPOSED/UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED.

ROOFS

- MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5: 12.
- SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
- ROOF PROTRUSIONS AND ELEMENTS SHALL BE TO THE SIDE OR REAR OF ROOF RIDGE LINES AWAY FROM PUBLIC VIEW WHERE POSSIBLE AND SHALL BE PAINTED TO BLEND WITH THE COLOR OF THE SHINGLES.
- METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
- ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS USING HALF ROUND OR OGEE PROFILE GUTTERS AND ROUND OR RECTANGULAR DOWNSPOUTS IN PAINTED OR PRE-FINISHED METAL.
- ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCR OACH INTO THE FRONT, SIDE, AND REAR SETBACKS
- ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR A MINIMUM OF 3 BRACKETS

DORMERS AND SHED ROOFS

- MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
- DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
- DORMERS SHALL BE HELD A MINIMUM OF TWO FEET FROM THE SIDE WALLS OF THE HOUSE.

WINDOWS/DOORS

WINDOWS

- WINDOW GRIDS TO ALIGN WITH TND STYLE NEIGHBORHOODS SIMILAR TO THE MCCULLOUGH COMMUNITY
- WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE. ALL WINDOWS FACING PUBLIC STREETS ARE REQUIRED TO HAVE MUNTINS THAT ARE SYMMETRICAL AND MATCH OTHER WINDOWS ON THE SAME HOME.
- 1X4 MINIMUM TRIM MATERIAL REQUIRED AROUND ALL WINDOWS
- WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORRED GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED
- A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.
- WINDOWS SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND EVEN SPACED ON ALL FRONT ELEVATIONS.

DOORS

- ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
- DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE.
- METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.

FRONT PORCHES/ENTRYWAYS

- ALL FRONT ENTRYWAYS MUST BE A COVERED STOOP OR FRONT PORCH.
- FRONT PORCH ELEVATIONS ON SINGLE- FAMILY DETACHED HOMES ARE REQUIRED AND MUST HAVE A MINIMUM DIMENSION OF 6' DEEP BY 8' WIDE AND CONTAIN RAILINGS.
- PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE
- FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

GARAGES

- GARAGES MAY BE ATTACHED OR DETACHED.
- FOR SINGLE-FAMILY DETACHED HOMES, THE GARAGES MUST BE LOCATED TO THE REAR OF THE HOME.
- SINGLE FAMILY DETACHED HOMES MAY EITHER SERVED BY AN ALLEY OR VIA A DRIVEWAY THAT EXTENDS FROM THE PUBLIC STREET FRONTING THE HOME INCLUDING A DRIVEWAY THAT EXTENDS ALONG THE SIDE OF THE HOME TO ACCESS THE GARAGE AT THE REAR OF THE HOME.
- ALL TOWNHOMES TO BE SERVED BY ALLEY-LOADED GARAGES.

SPECIFIC CRITERIA FOR TOWNHOMES

- EACH UNIT'S FINISHED FLOOR ELEVATION MUST BE 12-14" ABOVE THE FRONT ELEVATION GRADE SO THAT AT LEAST ONE STEP IS REQUIRED FROM THE LEAD WALK TO THE FRONT PORCH/STOOP.
- EACH TOWNHOME BUILDING CONTAINING AT LEAST 4 ADJOINED UNITS MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER ELEVATIONS MUST CONTAIN A COVERED STOOP. TO ENCOURAGE VARIATION WITHIN A BUILDING, NO TWO ROOF DESIGNS CAN BE THE SAME WITHIN A SINGLE BUILDING.
- FRONT PORCHES, IF PRESENT, MUST CONTAIN RAILINGS AND MUST MEASURE A MINIMUM OF 8' WIDE AND 6' DEEP
- EACH UNIT WITHIN A BUILDING MUST BE HORIZONTALLY OFFSET FROM ITS NEIGHBORING UNIT A MINIMUM OF 1'-5" (18")
- CAREFUL ATTENTION MUST BE SHOWN TO ALLOW FOR ROOF OFFSETS TO GREATLY REDUCE THE EXAMPLES OF MULTIPLE UNITS APPEARING TO HAVE THE SAME ROOF.
- 6" OVERHANGS REQUIRED ON THE FRONT AND REAR OF EACH UNIT AND ON BOTH SIDES OF EACH BUILDING.
- ALL FRONT PORCH AND STOOP ROOFS MUST CONTAIN A METAL, STANDING SEAM ROOF.
- THE COLOR PALETTE FOR THE TOWNHOMES MUST UTILIZE MORE MODERN COLORING WHERE EACH UNIT COMPLIMENTS THE NEIGHBORING UNIT VERSUS STANDING OUT AND BEING HIGHLY DIFFERENTIATED. THE PROPER MASONRY SELECTION FOR THE TOWNHOMES WILL BE BRICK VERSUS STONE.
- EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
- SPACE INSIDE THE GARAGE MUST BE PROVIDED FOR WASTE CONTAINERS OR MUST CONSTRUCT A 5' TALL SCREENING FENCE TO SCREEN TRASH CANS FROM BEING SEEN FROM PUBLIC ROADS.

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Pineville, NC 28134
227 WEST TRADE STREET, SUITE 1010
CHARLOTTE, NC 28202

DATE
06/18/2021
08/04/2021
12/10/2021
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REVISION DESCRIPTION
REVISED PER COMMENTS
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DRB GROUP
Pineville, NC 28134
227 WEST TRADE STREET, SUITE 1010
CHARLOTTE, NC 28202

DATE
09/08/2021
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DRAWN BY
K. BRADLEY

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

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NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
PINEVILLE, NORTH CAROLINA

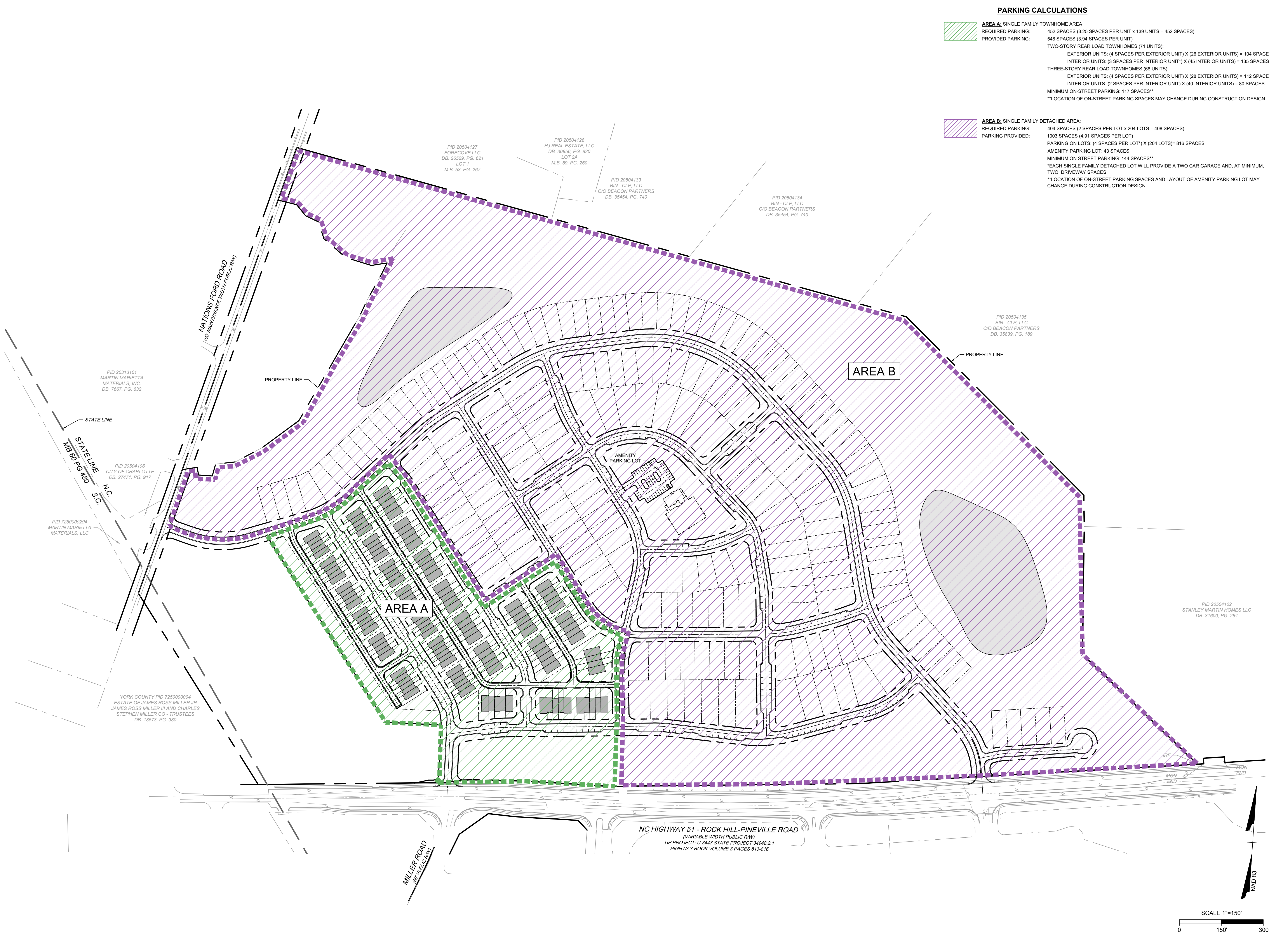
ARCHITECTURAL NOTES AND TYPICAL LOT DIAGRAMS

JOB NO.
45021

SHEET NO.
RZ-102

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PARKING CALCULATIONS

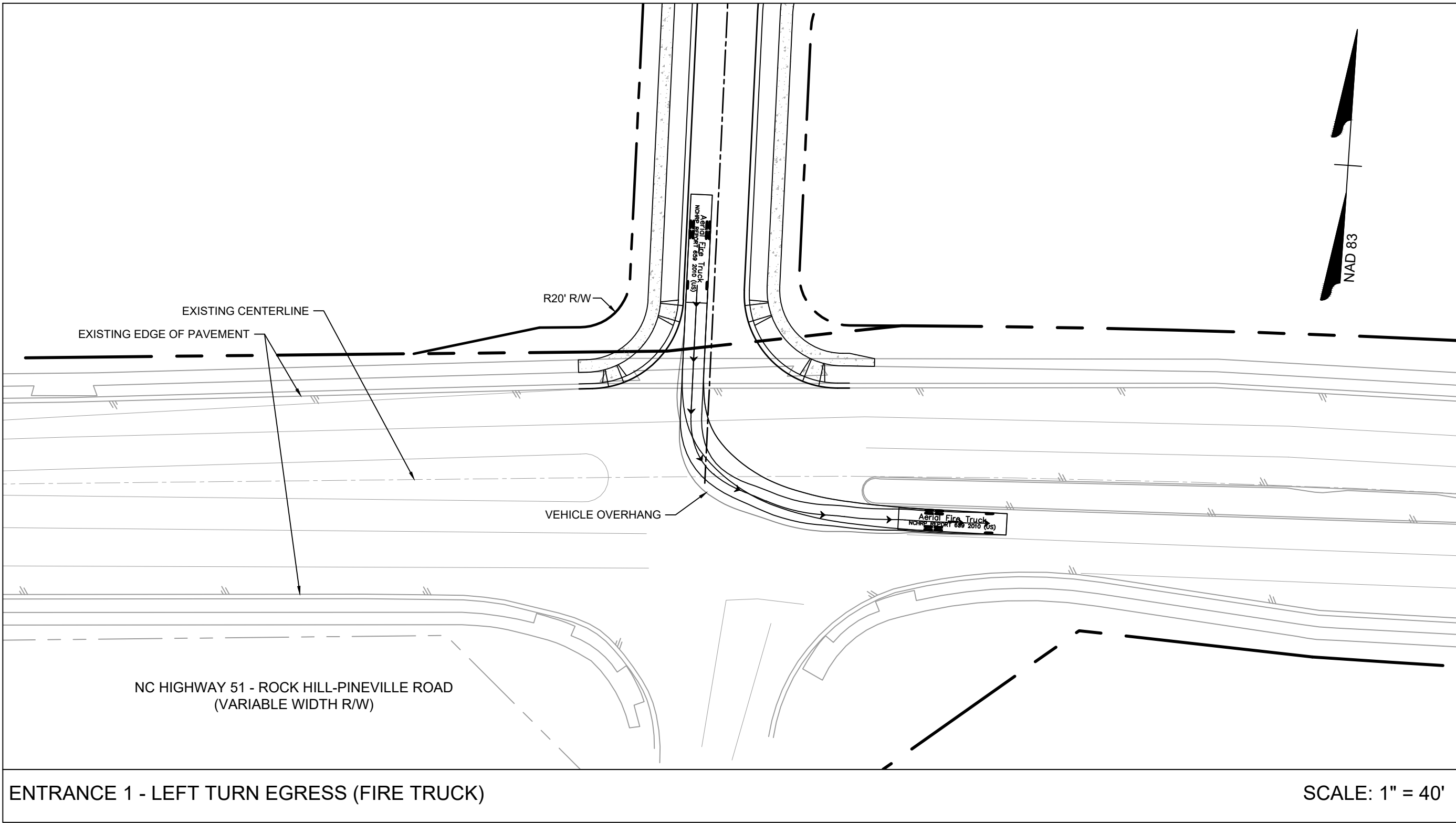
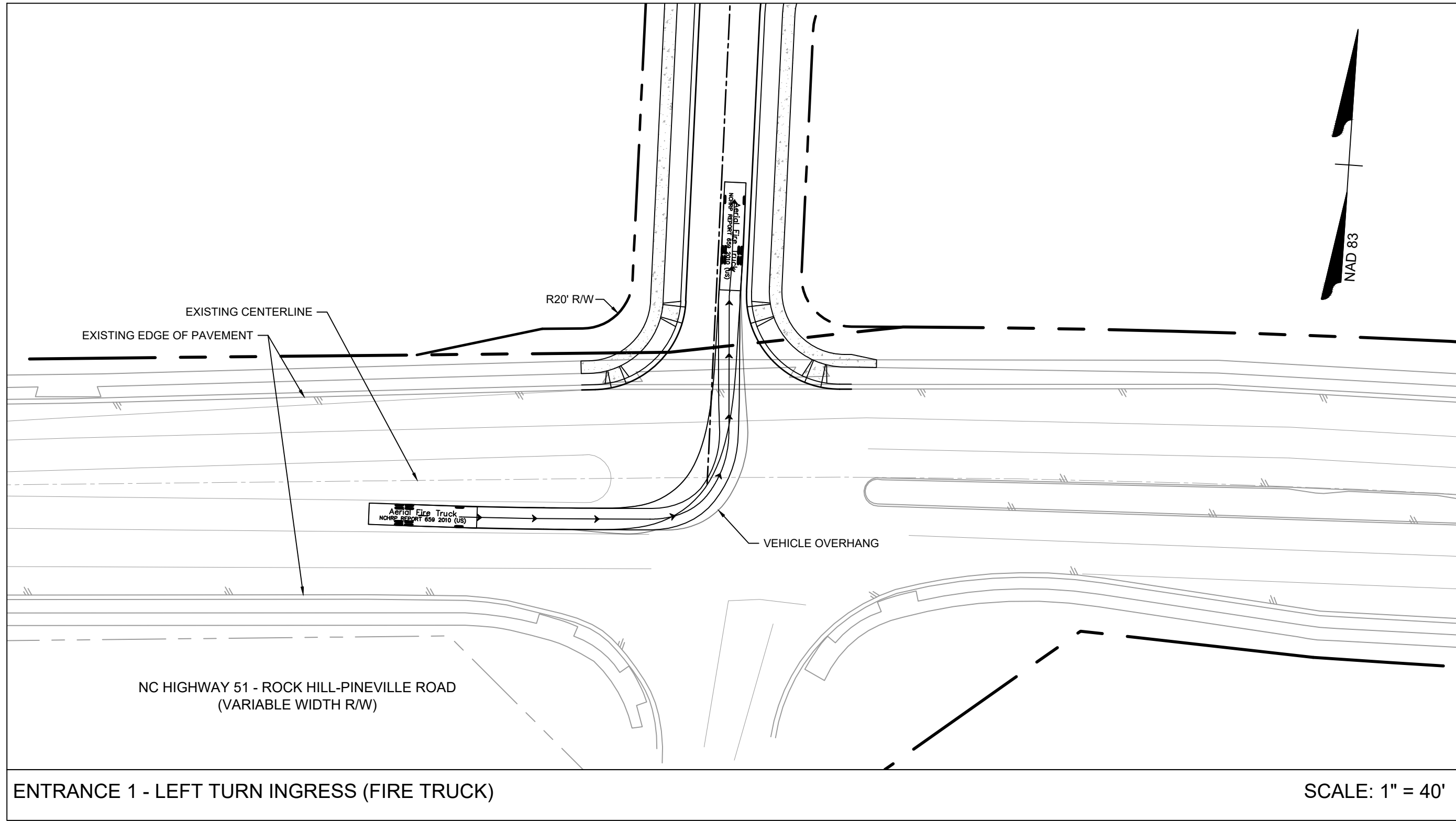
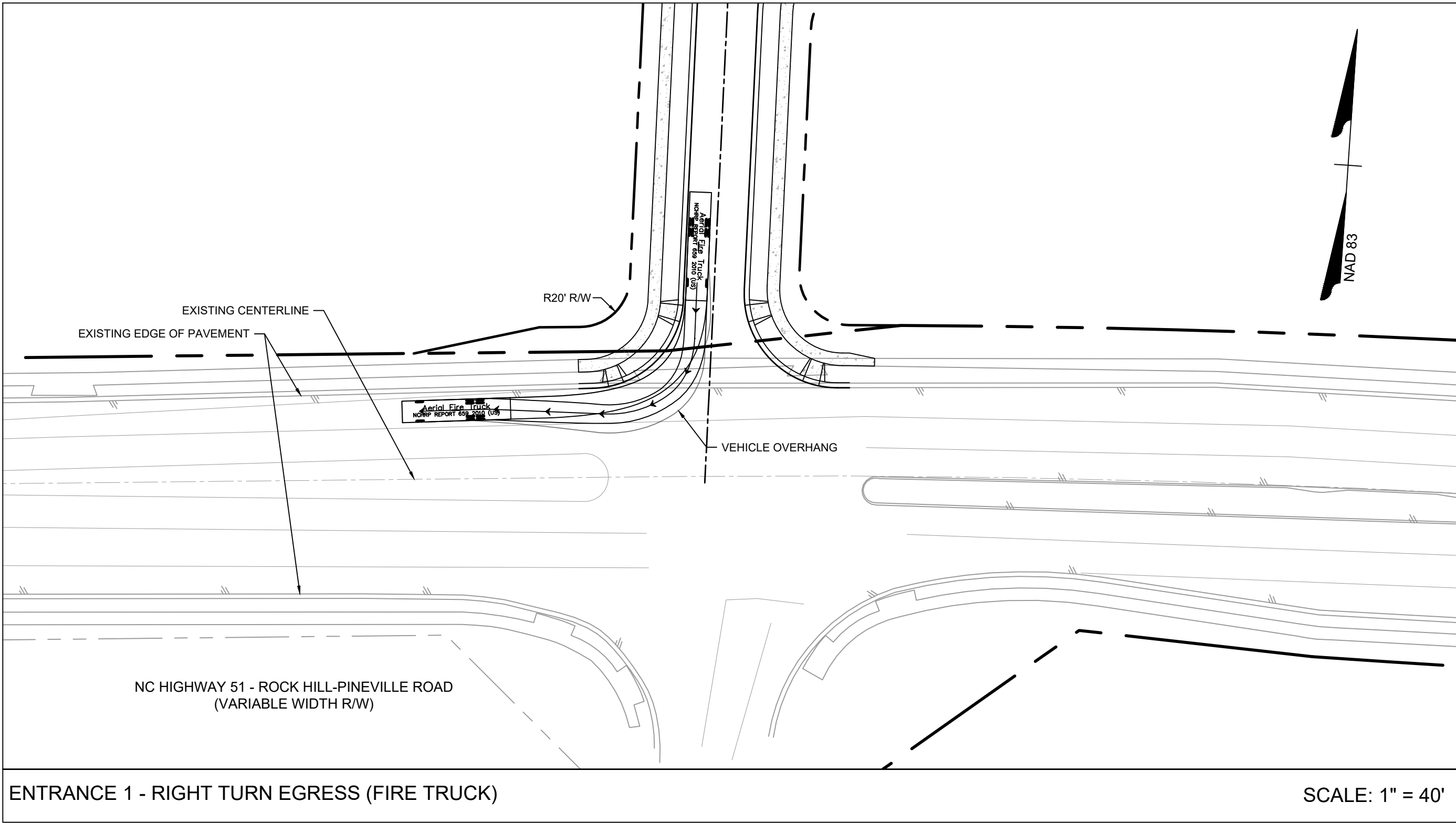
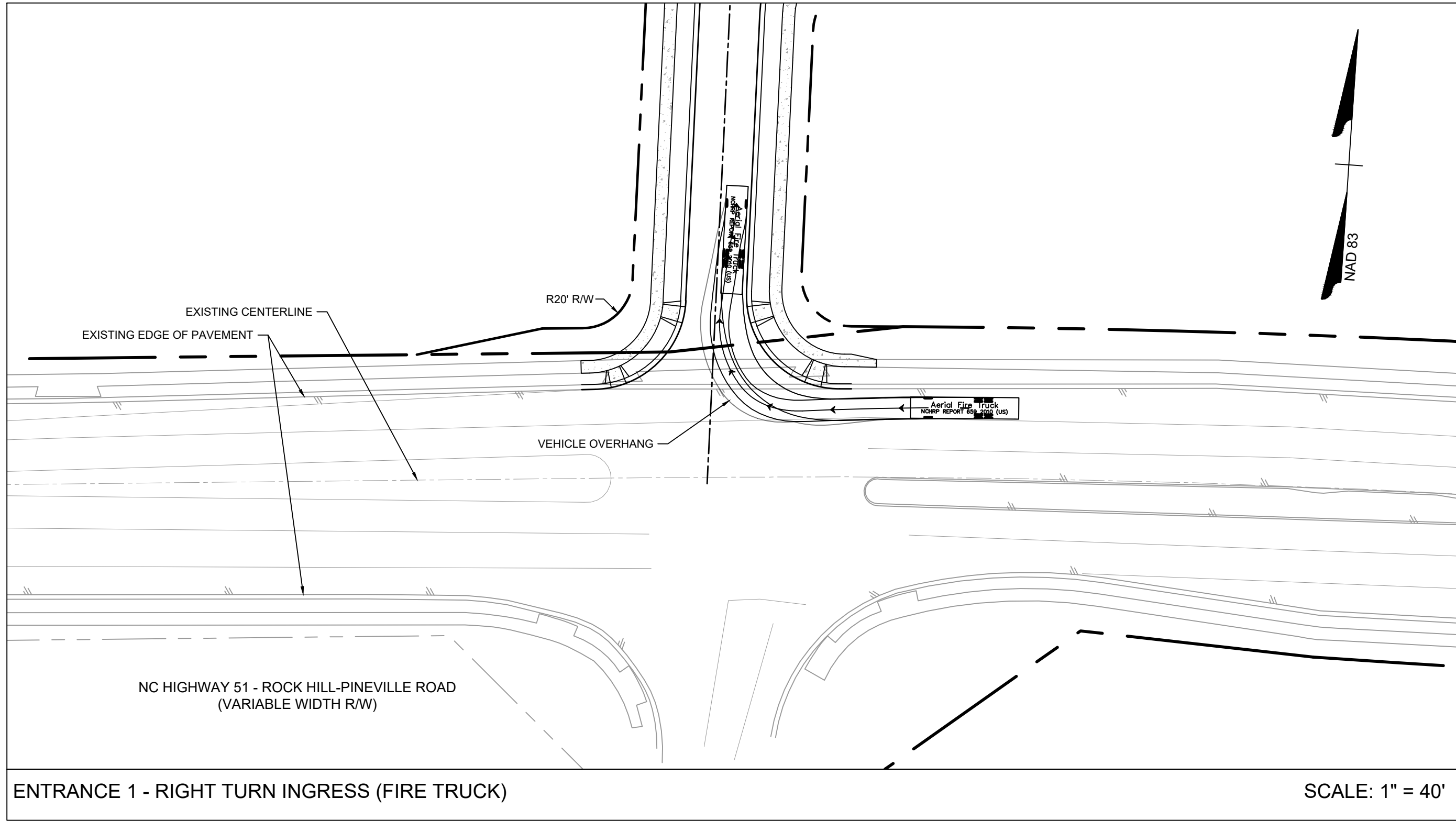
AREA A: SINGLE FAMILY TOWNHOME AREA:
REQUIRED PARKING: 452 SPACES (3.25 SPACES PER UNIT X 139 UNITS = 452 SPACES)
PROVIDED PARKING: 548 SPACES (3.94 SPACES PER UNIT)
TWO-STORY REAR LOAD TOWNHOMES (71 UNITS):
EXTERIOR UNITS: (4 SPACES PER EXTERIOR UNIT) X (26 EXTERIOR UNITS) = 104 SPACES
INTERIOR UNITS: (3 SPACES PER INTERIOR UNIT) X (45 INTERIOR UNITS) = 135 SPACES
THREE-STORY REAR LOAD TOWNHOMES (68 UNITS):
EXTERIOR UNITS: (4 SPACES PER EXTERIOR UNIT) X (28 EXTERIOR UNITS) = 112 SPACES
INTERIOR UNITS: (2 SPACES PER INTERIOR UNIT) X (40 INTERIOR UNITS) = 80 SPACES
MINIMUM ON-STREET PARKING: 117 SPACES**
**LOCATION OF ON-STREET PARKING SPACES MAY CHANGE DURING CONSTRUCTION DESIGN.

AREA B: SINGLE FAMILY DETACHED AREA:
REQUIRED PARKING: 404 SPACES (2 SPACES PER LOT X 204 LOTS = 408 SPACES)
PROVIDED PARKING: 816 SPACES (4 SPACES PER LOT) X (204 LOTS) = 816 SPACES
PARKING ON LOTS: (4 SPACES PER LOT) X (204 LOTS) = 816 SPACES
AMENITY PARKING LOT: 43 SPACES
MINIMUM ON STREET PARKING: 144 SPACES**
**EACH SINGLE FAMILY DETACHED LOT WILL PROVIDE A TWO CAR GARAGE AND, AT MINIMUM, TWO DRIVEWAY SPACES
**LOCATION OF ON-STREET PARKING SPACES AND LAYOUT OF AMENITY PARKING LOT MAY CHANGE DURING CONSTRUCTION DESIGN.

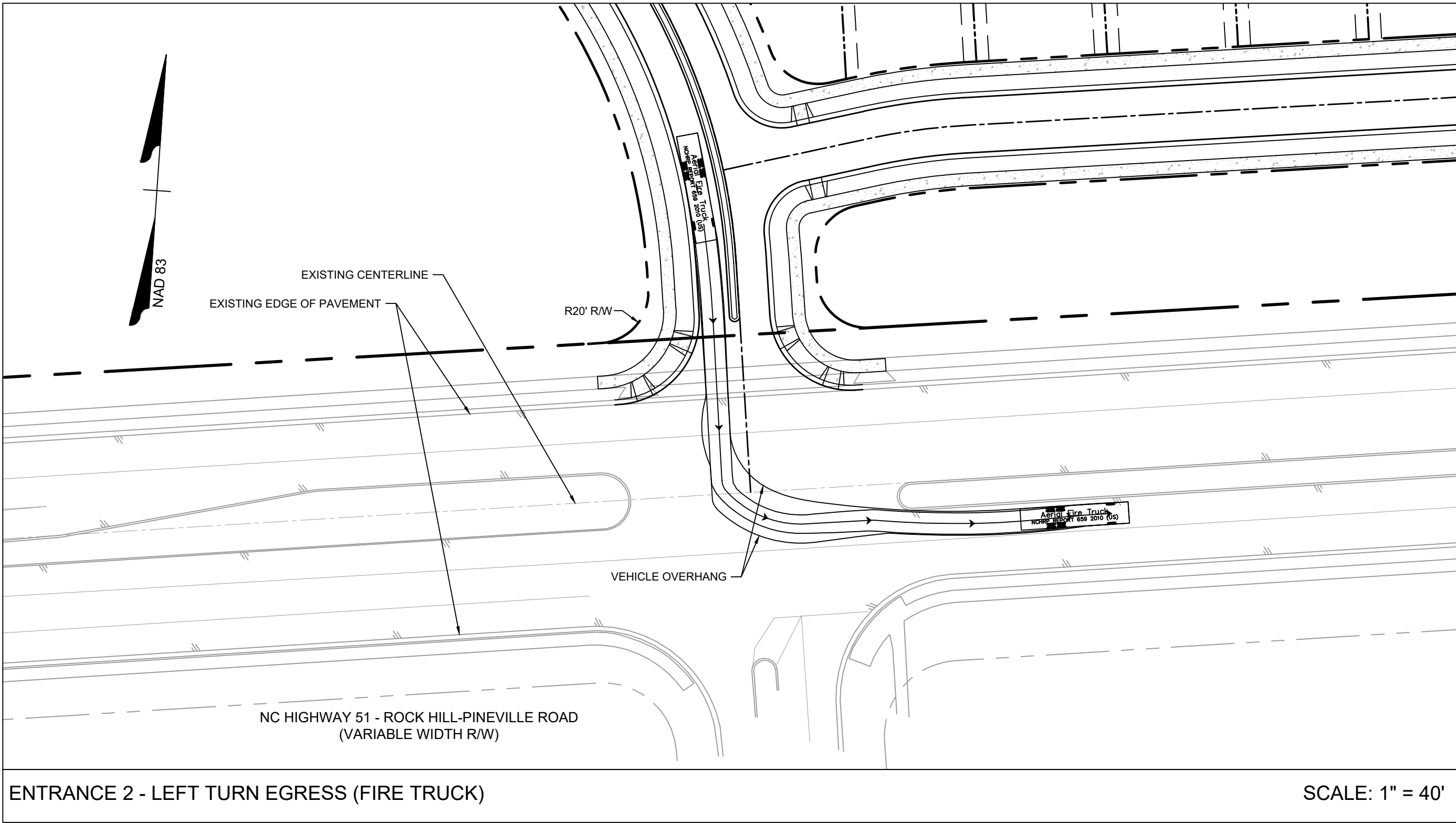
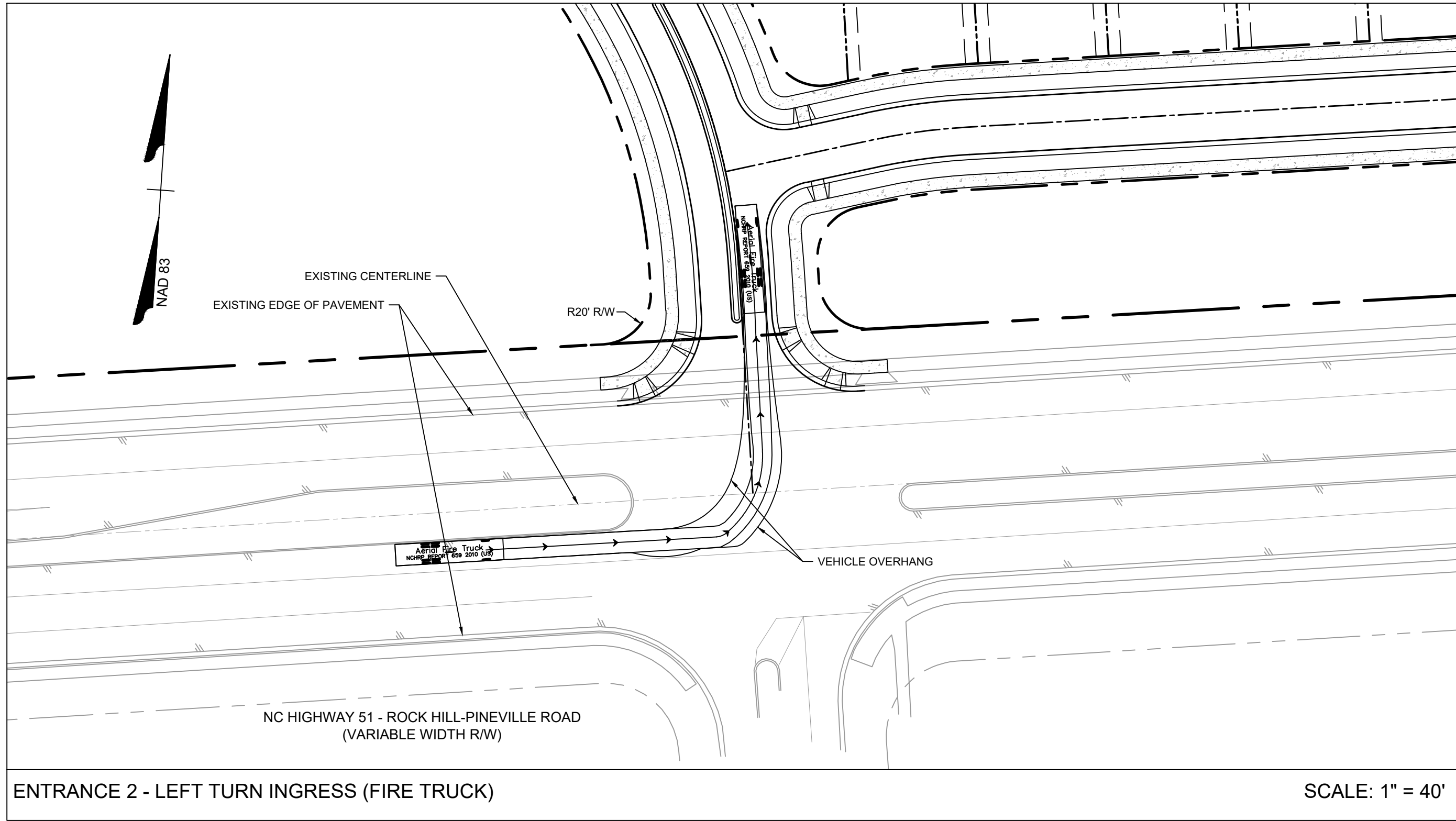
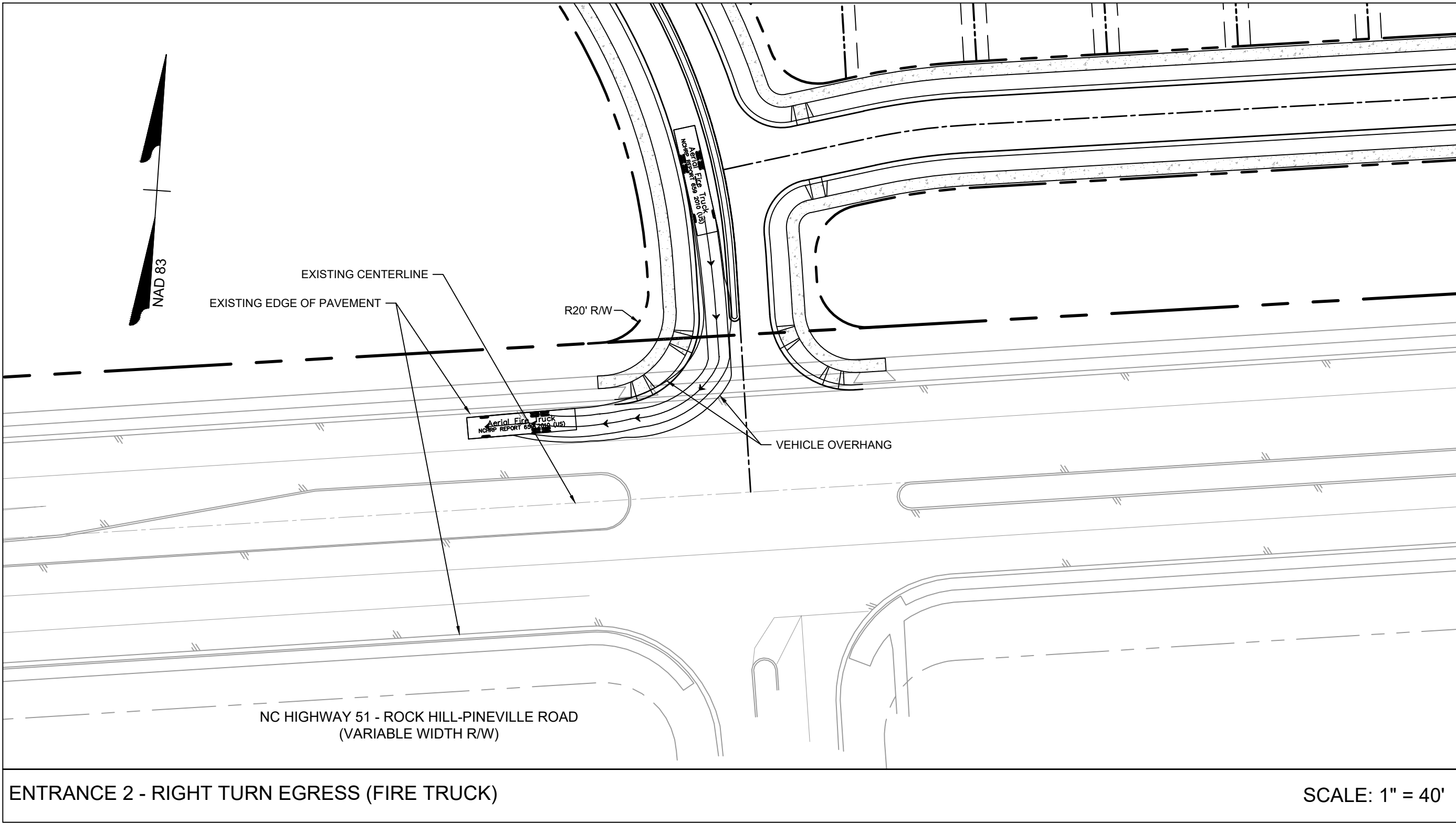
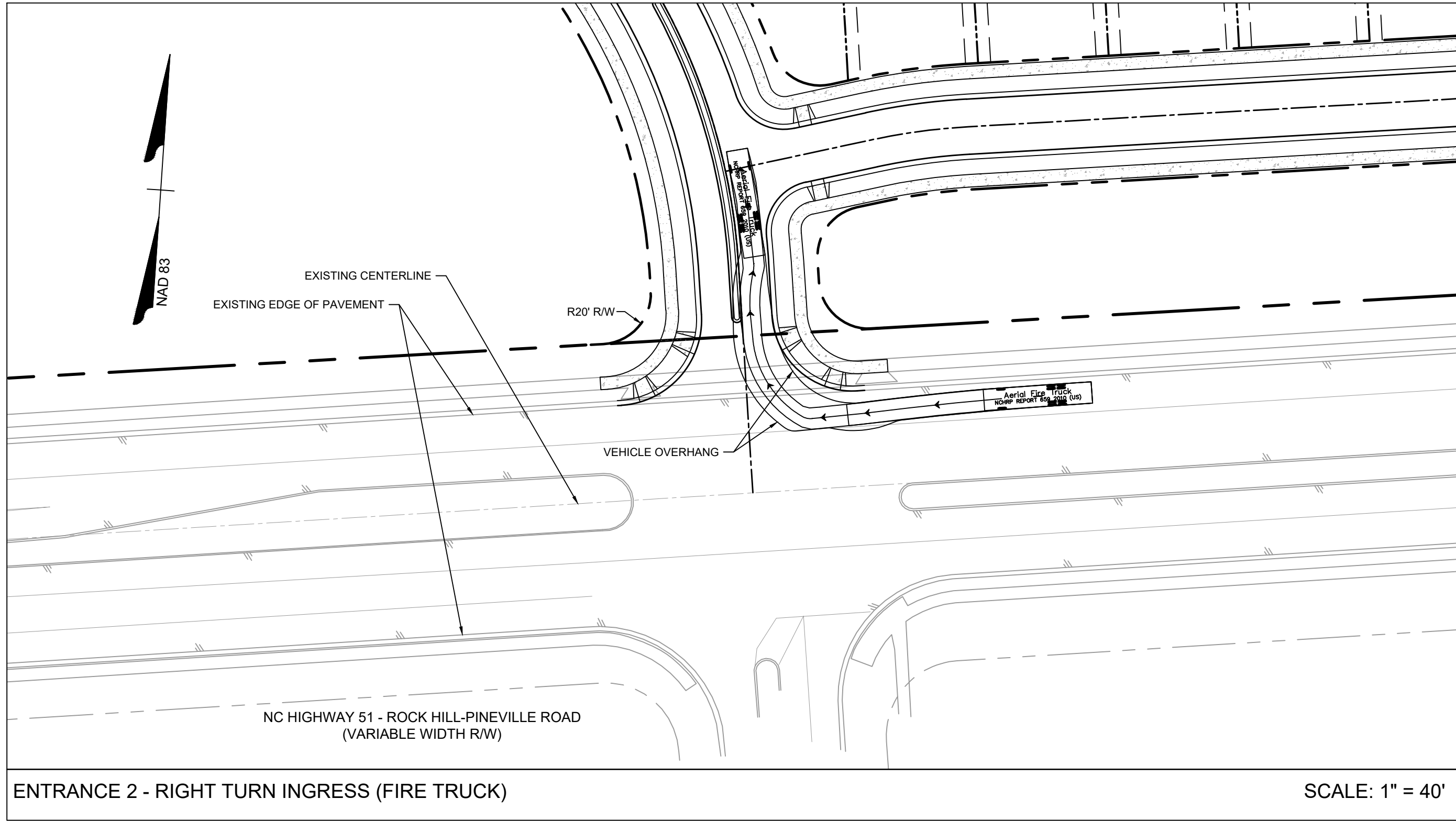
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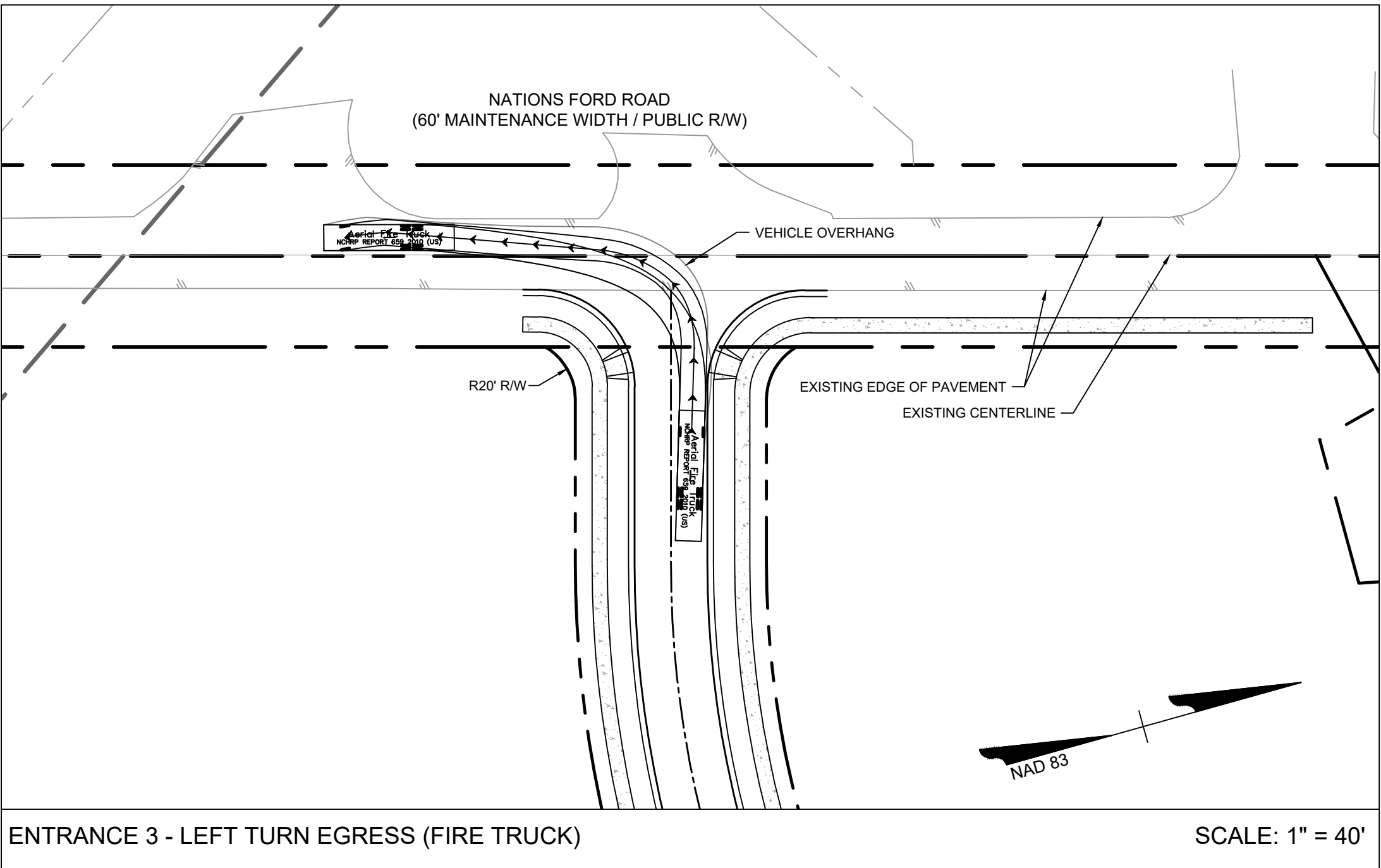
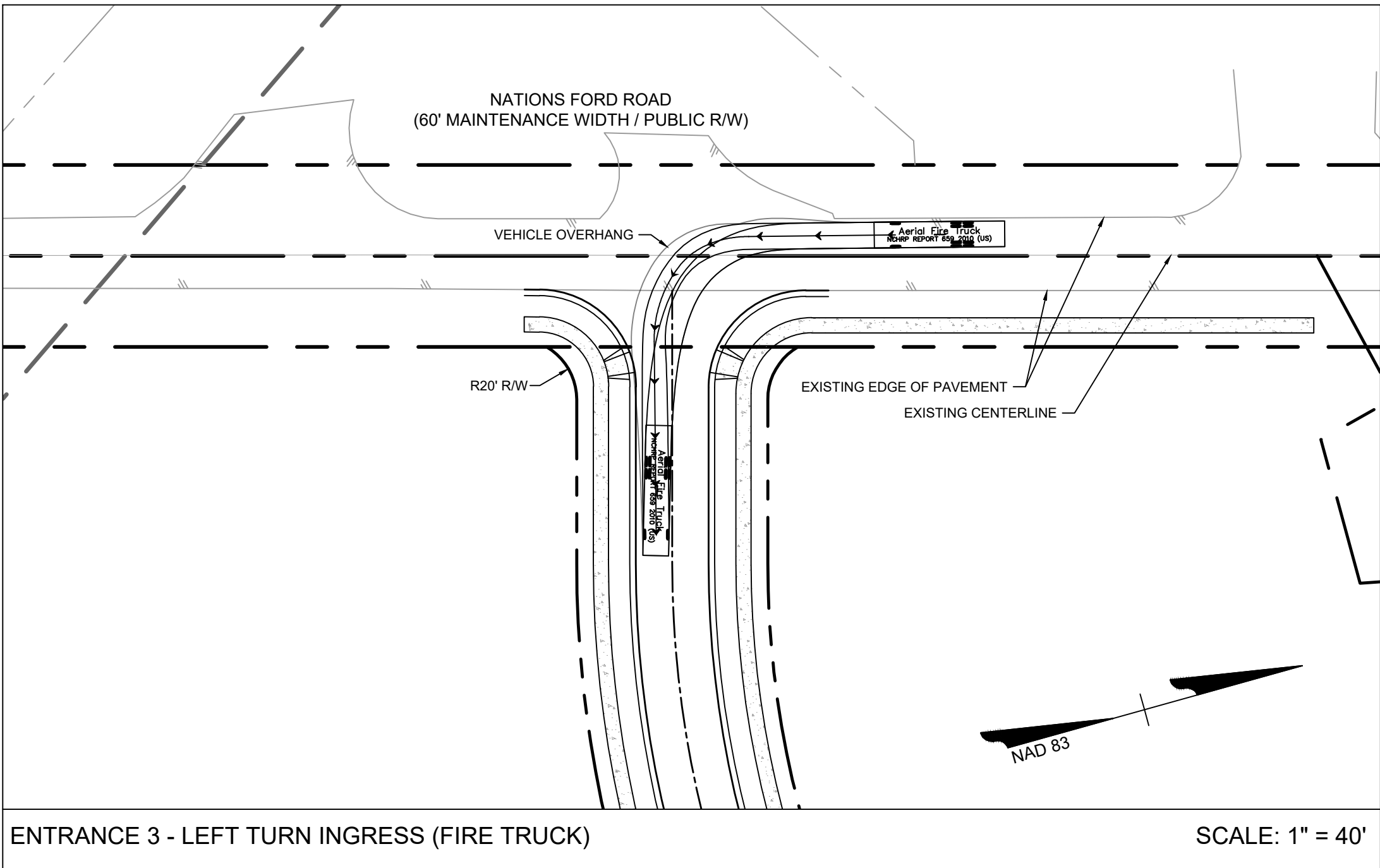
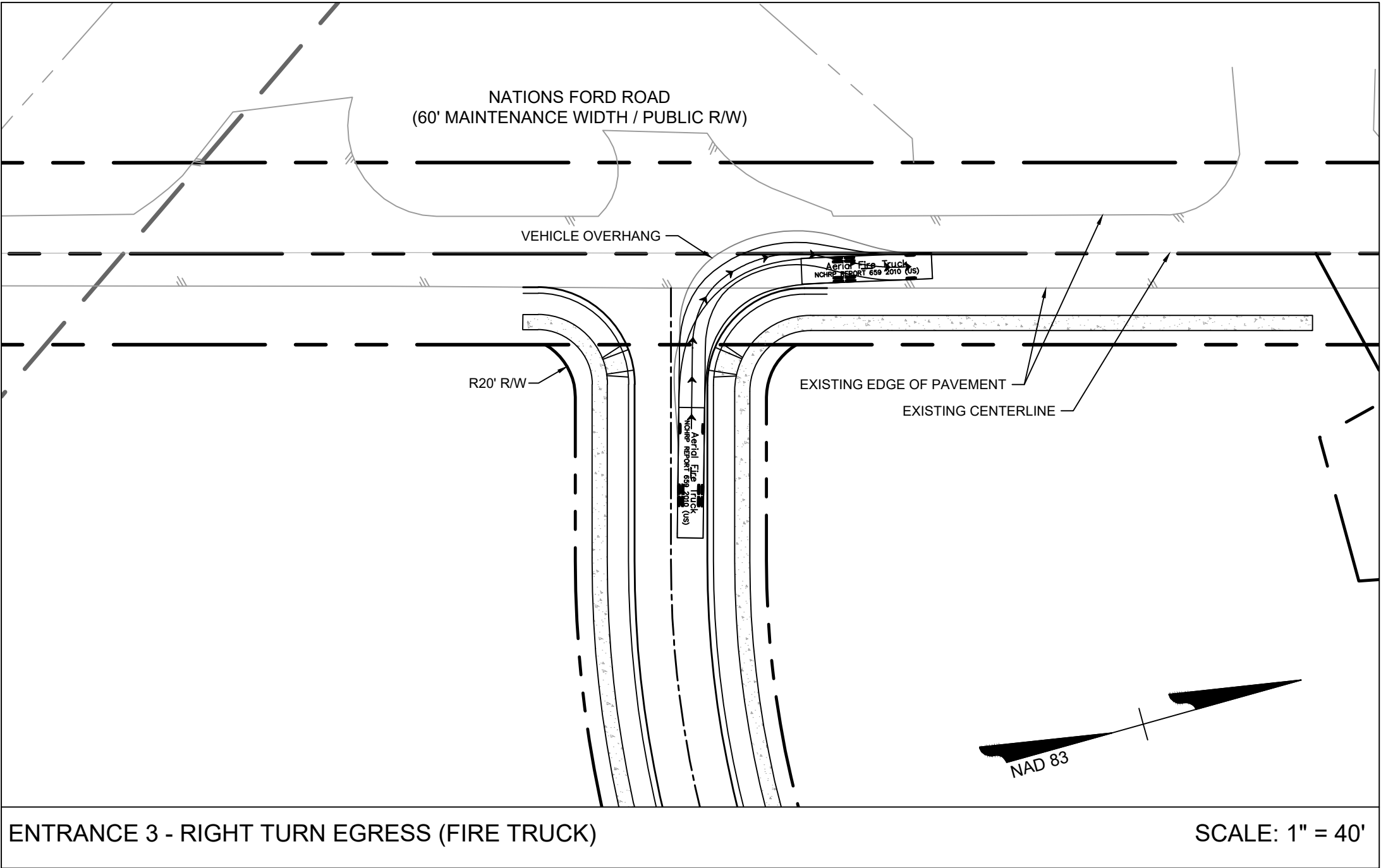
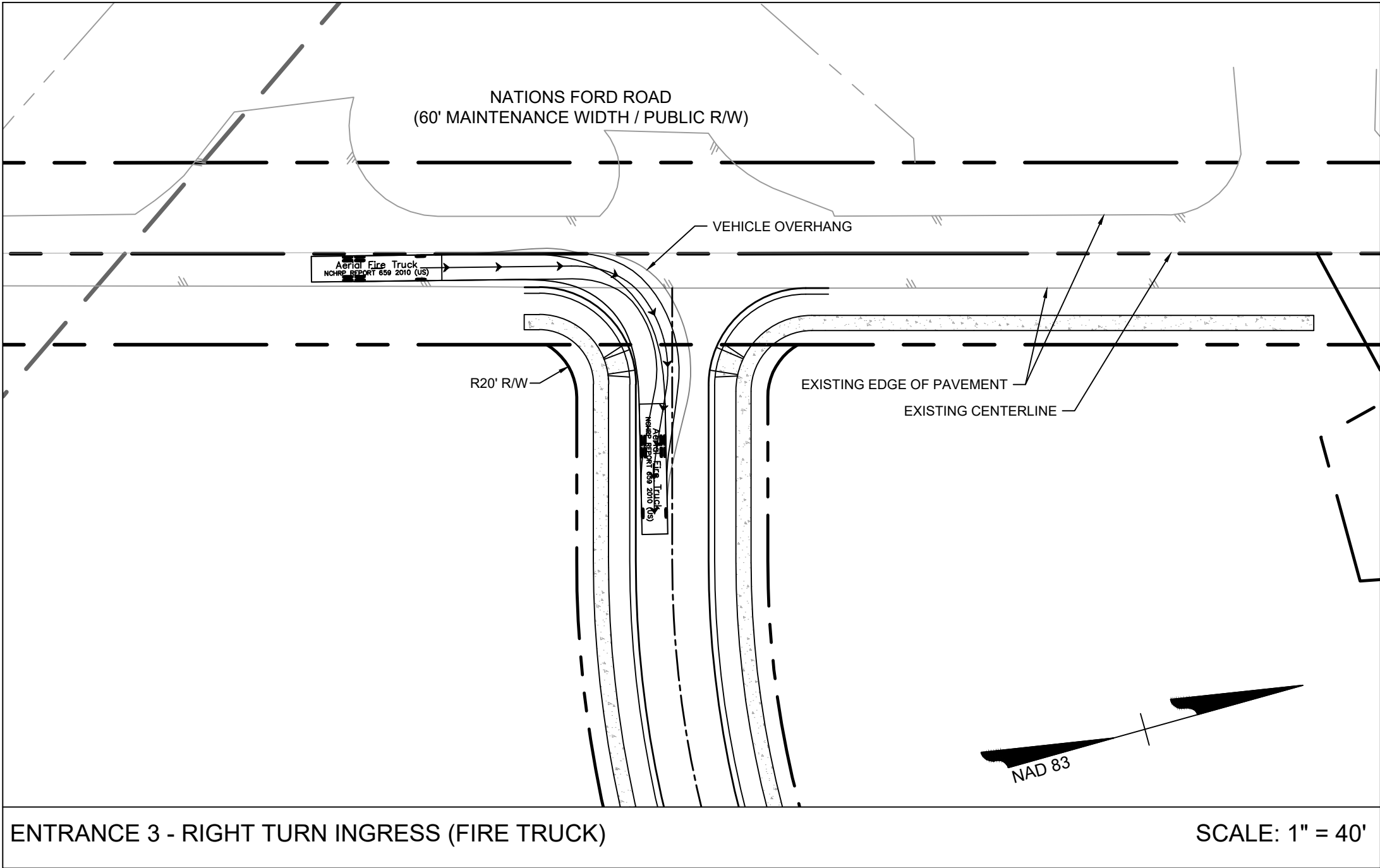
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